

Key Facts

Ballot Measure to Amend Proposition M

The Issue

In order to complete the Pacific Highlands Ranch community, the 1998 voter-approved Proposition M must be amended. The community is located east of Interstate 5 (I-5) and north of State Route 56 (SR-56) and just east of Carmel Valley. The master plan for Pacific Highlands Ranch includes 1,274 acres of open space, 15 miles of interconnected pedestrian, bicycle and equestrian trails, 5,182 homes, five schools, parks, shopping and job-producing commercial areas. However Proposition M limited development in Pacific Highlands Ranch to 1,900 homes and 50,000 square feet of commercial space until the SR-56/I-5 connectors are in place and operational.

Unfortunately, this means the remainder of Pacific Highlands Ranch will soon be on hold indefinitely pending completion of those connectors. As for the yet-to-be-built connectors, the community recognizes the importance of this regional transportation link, and the City of San Diego, Caltrans and San Diego Association of Governments remain hard at work to complete the SR-56/I-5 interchange. However, due to the uncertainty of the current economy as well as the government's funding of the project, the Pacific Highlands Ranch community amenities should no longer be held hostage to the freeway project's slipping timelines and budgets.

Once built in its entirety, Pacific Highlands Ranch will contribute only 10 percent of the traffic projected to use the missing SR-56/I-5 connectors. Residents of Pacific Highlands Ranch, along with its developers, have paid their portion of the funds to build the connectors through building fees. With completion of the amenities within Pacific Highlands Ranch, impacts to existing roads, public facilities and neighborhood shopping centers in the surrounding communities would be greatly reduced. The amenities would be constructed in phases before or with other new development in the community and would be built at no cost to San Diego taxpayers.

Why Support the Ballot Measure?

- The ballot measure will allow for a phased development program to complete the planned and approved smart-growth community of Pacific Highlands Ranch to include parks, a library, recreation center, trails, shopping and transportation facilities so residents of the master-planned neighborhood can use these amenities.
- Pacific Highlands Ranch residents call for fairness and the phased completion of the community to no longer be held hostage indefinitely due to a ballot condition related to the SR-56/I-5 freeway connectors, which the community doesn't control.
- The proposed ballot measure would not affect the completion of the SR-56/I-5 interchange project, which is currently in the environmental review process and still being pushed forward by the responsible agencies.
- Completion of the Pacific Highlands Ranch community will help boost the local economy through construction jobs as well as jobs in the community's planned retail, office and commercial spaces.